



THE
A-TEAM

**RE/MAX
FIRST**

1865 NA'A Drive, Calgary T3H 6C4

MLS®#: **A2161938** Area: **Medicine Hill** Listing Date: **08/31/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **1,151 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,736**
 Low Sqft:
 Ttl Sqft: **1,736**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat: **Other
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	17`3" x 17`11"	Storage	Lower	6`11" x 3`8"
2pc Bathroom	Second	5`1" x 5`5"	Dining Room	Second	13`3" x 9`9"
Family Room	Second	17`4" x 12`2"	Kitchen	Second	13`3" x 13`1"
4pc Bathroom	Third	8`3" x 4`11"	4pc Ensuite bath	Third	8`3" x 7`9"
Bedroom	Third	8`8" x 8`9"	Bedroom	Third	8`3" x 12`6"
Bedroom - Primary	Third	12`0" x 12`1"	Walk-In Closet	Third	4`11" x 9`3"

Legal/Tax/Financial

Condo Fee:
\$275

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2110934**

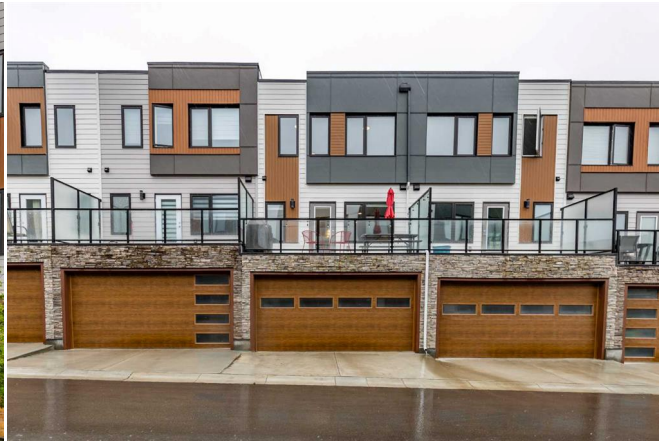
Remarks

Pub Rmks: **This is an incredible opportunity to purchase a move-in ready home with low condo fees in The Village at Medicine Hill. This vibrant and growing community on the edge of the city is Calgary's ultimate location for outdoor enthusiasts. A short walk away is Winsport Canada Olympic Park which offers an unparalleled array of activities for everyone, including mountain biking, downhill tubing, skiing, snowboarding, hockey, skating, mini golf and much more. The Village backs onto a 160 acre natural heritage reserve, crisscrossed with walking trails and bike paths. This exceptional location is only 45 minutes to the mountains and 15 minutes to downtown. The 408 bus stops right outside which takes you to Brentwood Station, making a very easy commute for students at the University of Calgary. The home itself is very well designed, energy efficient and is more spacious than comparable models. As you approach the property, you'll be welcomed by a charming front porch with privacy screens and ample space for cozy seating. Inside, the ground floor features a versatile home office or flex space. The main level impresses with an open floor plan and tons of natural light. The modern white kitchen features cabinets to the ceiling, soft-close drawers, quartz countertops and an oversized island with plenty of space on either side. Adjacent to the kitchen, is a generous dining area and a large sunny balcony. Upstairs, you'll find a tranquil retreat with three carpeted bedrooms. The primary suite offers stunning Northwest views, an ensuite bathroom with dual vanity sinks, and a walk-in closet with its own window for natural light. Two additional bedrooms and a full bathroom complete this level, ensuring ample space for family or guests. The triple pane windows throughout help to keep the home comfortable and the bills low. The spacious garage accommodates two vehicles and is naturally bright thanks to the windows in the garage door. Don't miss your chance to own this outstanding property in 'The Village' at Trinity Hills—your ideal urban retreat awaits!**

Inclusions: Security film on downstairs windows
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1865 Na'a Dr SW, Calgary, AB

1st Floor Exterior Area 373.07 sq ft
Interior Area 232.23 sq ft
Excluded Area 442.89 sq ft



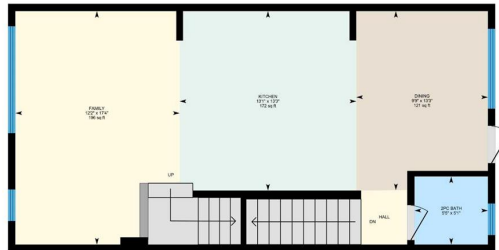
PREPARED: 2024/06/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1865 Na'a Dr SW, Calgary, AB

2nd Floor Exterior Area 653.11 sq ft
Interior Area 653.21 sq ft



PREPARED: 2024/06/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1865 Na'a Dr SW, Calgary, AB

3rd Floor Exterior Area 700.35 sq ft
Interior Area 628.45 sq ft



PREPARED: 2024/06/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.